

LOT, CORNER

separately owned, used, developed, or built upon. *See Figure 2.*

A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees. *See Figure 10.*

Comment: The major problem with corner lots is the designation of the yards opposite the street frontages. Most ordinances require that the minimum front yard be maintained on both frontages for purposes of providing adequate sight distances, safety, air and light to abutting residences, and aesthetics. There remains the question of how to treat the two remaining yards. Some ordinances call them side yards and require them to meet the minimum required side yard dimension. Unfortunately, this deprives the corner lot of any adequate backyard area and encroaches on one or both adjacent residences. A better approach is to permit the applicant to designate one of the street frontages as the front, require the house to be built facing the front, and then require the yard opposite the designated front to meet the minimum rear yard requirement. Both street frontages would still meet the minimum required front yard setback, one yard would meet side yard standards, and the lot would have a rear yard. The corner lot would have to be larger than the interior lots to provide the minimum required setbacks.

LOT, DEVELOPED

See LOT, IMPROVED.

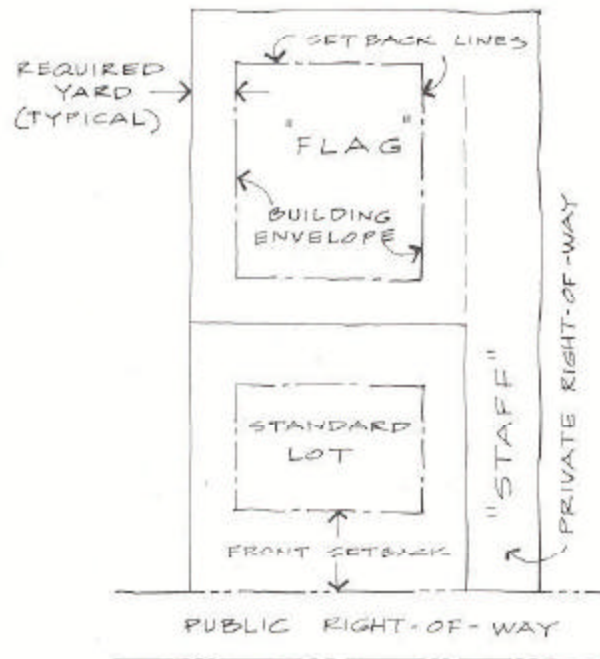
LOT, DOUBLE FRONTAGE

See LOT, THROUGH.

LOT, FLAG

A large lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway. *See Figures 10 and 53.*

Comment: Flag lots are usually permitted in rural and developing municipalities to allow development of backland areas while still maintaining their rural character. The usual requirements for a flag lot are as follows: minimum lot area at least twice the area of standard lots in the zone where located exclusive of the staff connecting the lot to the public road; minimum setbacks from property lines as opposed to the usual front, side, and rear yard requirements; all setbacks measured from the



FLAG LOT

Figure 53

projected right-of-way; minimum of twenty feet and maximum of fifty feet for the right-of-way; not more than one flag lot for each private right-of-way; and minimum distance between flag lot right-of-ways at least equal to the minimum lot frontage in the particular zone.

While flag lots can assist in retaining the rural character of an area, they are subject to abuses. The most prevalent is when the flag lot owner wants to further subdivide and use the private right-of-way for access. The municipality then has a major subdivision without adequate access. Many towns do not permit flag lots where the flag lot can be further subdivided.

LOT, IMPROVED

(1) A lot upon which a building can be constructed and occupied; (2) a lot with buildings or structures.

Comment: The principal definition of an improved lot is one for which a building permit can be issued to construct a building. This usually requires that the lot has frontage on, or access to, an improved street, and all utilities (such as water, sewer, and electric) are available to the lot. The second definition has largely been superseded by the term "developed lot."